This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6474 PAGE 744

THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 19 85

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROGER D. CRAVEN, et ux (NAME)	FIRST INVESTMENT COMPANY (NAME)	131-12 C
901 Paddock Park Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	2
Nashville, Tn. 37204 (CITY) (STATE) (P.O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MICHAEL G. SHEARS COMPANY, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGER D. CRAVEN and wife, JOAN R. CRAVEN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Condominium Unit No. 901 of Paddock Park, a Horizontal Property Regime established in a master deed of record in Book 6441, page 287, Register's Office for Davidson County, Tennessee, and an undivided interest in the common elements appurtenant thereto, as shown on Exhibit D to said Master Deed.

Being part of the property conveyed to Michael G. Shears Company, Inc., a Tennessee corporation, by deed from Michael G. Shears and wife, Katherine B. Shears, of record in Book 6296, page 62, Register's Office for Davidson County, Tennessee.

1.7.6.8.8.3

IDENTIF. REFERENCE

JAN 15 2 34 PM '85

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 901 Paddock Park Drive, Nashville, Tn. 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of January, 19 85

MICHAEL G. SHEARS CO., INC.

BY: Michael G. Shears, Jr.
MICHAEL G. SHEARS, President

01/15 319.24- CHECK

3648

BOOK 6474 PAGE 745

STATE OF _____
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor ____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission Expires _____ _____, Notary Public.

_____

STATE OF TENNESSEE
DAVIDSON County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael G. Shears and _____, with whom I am personally acquainted and who upon his oath ~~their several oaths~~ acknowledged himself ~~themselves~~ to be the president and _____ respectively of the Michael G. Shears Co., Inc. the within named bargainor, a corporation, and that he ~~they~~ as such president and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Michael G. Shears as such president and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at Goodlettsville Tennessee on this the 8th day of January, 19 85

My commission expires October 19, 1986 _____
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF: _____

FOR: _____ BOOK 6474 PAGE 746

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

119900.00- CAMT.
311.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 318.24-
3648A01/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 6 8 8 3

IDENTIF. REFERENCE

JAN 15 2 34 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101270